Tax Map/Block/Parcel
No. 39 23 786

Building Permit/Zoning
Certificate BP-01-3009

Case ZA-600

Official Decision
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Milton D. & Dolores A. Beebe 383 Kelly's Court Westminster, Maryland 21157
REQUEST:	A variance from the required minimum setback of 50 Ft. to 42 Ft. for the construction of a sunroom onto the existing dwelling
LOCATION:	383 Kelly's Court Westminster, Maryland 21157
APPLICABLE REGULATIONS:	Code of Public Local Laws and Ordinances, Chapters 223-66 and 223-181
HEARING HELD:	October 3, 2001

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

The Applicants are requesting a variance from the required minimum setback of 50 Ft. to 42 Ft. for the construction of a 12 Ft. x 14 Ft. sunroom extension to their family room. The Applicants' home is unique in design; thus a variance is needed since the portion of the home in which the sunroom will be constructed is 54 Ft. from the rear property line. As well as being an improvement to the Applicants' property, the additional space is needed to entertain their extended family. The rear property line borders a forested area, which is owned by the Wild Bird Rescue, Inc. As a result, construction of a sunroom on any other location of the Applicants' property would create unreasonable and practical difficulty due to the location of the house and the placement of the septic system. On that basis, the variance request is hereby granted.

There were no neighbors present at the hearing opposing the applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

October 12, 2001
DATE

Ralph E. Green
RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement